60 Old Hall Street
Premier Residential Apartments In The Heart Of Liverpool's Business District Launching Q4 2016
The Signature Living Group has developed some of the most successful large-scale property schemes in Liverpool over the past few years. The company operates over 500 beds in the city centre, comprising of both hotel rooms and serviced apartments. By offering a unique proposition for larger groups of guests, the hotel has an average occupancy rate of 90%, far higher than the local average of 73%. Each development features unique leisure facilities, increasing their popularity across a broad range of people. The Group have now moved into residential apartments and this is their second scheme in the city, following on from the very successful 170 apartment scheme, Daniel House, due for completion in Q1 2016.

Case Study
In 2012 the Signature Living Group decided to purchase its first hotel. The existing 12 bed hotel was redeveloped into Signature Hotel within 6 weeks. It now has 111 beds spread over several themed floors, with its own bar and nightclub. The hotel is booked up at the weekends for months in advance and enjoys exceptional occupancy rates throughout the week.

Trip Advisor Rating
Signature Living Apartments
Rated no. 1 of 90 Speciality Lodgings

Signature Hotel
Rated no. 1 of 99 Hotels

The Shankly Hotel
Unique football-themed, 128 bedroom hotel development featuring Bill Shankly museum.

30 James Street Hotel
Full conversion of historic building into a luxury hotel with focus on the building’s history.

Signature Hotel
Development of an existing hotel into a 111 bedroom hotel catering for larger groups.
Why Invest in Liverpool?

Introduction

Growing Economy
Liverpool has one of the fastest growing economies in the UK, with an annual growth rate of 15%. Such growth is due to several factors, including Liverpool’s thriving tourism trade and a booming property market, in both the residential and leisure sectors.

Hub for Business
Over 28,000 skilled people are employed in the business services sector across Liverpool. The city is a hub for international trade, boasting one of the most active ports in the UK. Liverpool also has a reputation as a world class centre for wealth management.

Record Inward Investment
Liverpool has a constant focus on inward investment. A prime example of this is the new £5.5 billion development project, Liverpool Waters, which entails transforming the city’s historic dockland area into a new commercial and residential district.

Student City
Liverpool is one of the UK’s most popular student destinations. The city boasts three universities and several very popular colleges. More than 50,000 students currently reside in Liverpool and account for 12% of the population. Since 2007 there has been a 53% rise in student accommodation rental, as apparent in the below graph:

Source: NUS Student Accommodation Cost Survey 2012/2013
Introducing 60 Old Hall Street

Introduction

60 Old Hall Street is a high end, 115 apartment scheme situated in a prime location on one of the key streets in the Commercial District of Liverpool City Centre. Located immediately next to the renowned Grade A office development of St Paul’s Square, this scheme offers many attractive features, including 9 floors of accommodation situated over a ground floor of commercial premises, a gym and rooftop terrace for the exclusive use of permanent and temporary residents and open views of the city and the River Mersey.

Both the commercial unit and creative office space will be managed also by Signature Living Group. Featuring its own private entrance and some on-site parking, this will no doubt be a sought after development for people looking to live in the City Centre. 60 Old Hall Street is surrounded by the hustle and bustle of the office district by day and although the neighbourhood quietens in the evening, it is still only two minutes’ walk from the main retail area, bars, and restaurants.

Residential Apartments

The scheme’s central location is designed to offer working professionals and visitors, a taste of true city living.

- 1 Bed Apartments
- 2 Bed Apartments

Operated by the Signature Living Group, each unit comes with state-of-the-art appliances, high quality fit out, high speed broadband, full access to the gym and roof terrace, plus the use of the onsite parking provision.

Location and Views

- Centrally located in the Business District
- L3 postcode
- Two minutes from Moorfields Station
- 250 metres from the main shopping area
- Numerous cafes and restaurants close by
- Opportunities to secure apartments with views of the River Mersey or across the City
- Rooftop gym and garden for residents to train, relax, and socialise

Lifestyle at 60 Old Hall Street

The development includes a 24-hour concierge, managed by Signature Living Group and boasts a fully equipped rooftop gymnasium, running track and open air garden – offering the perfect opportunity to exercise when energy levels are high, or to chill with friends after a long week at work, whilst soaking up the amazing views of Liverpool.
The Accommodation

Introduction

60 Old Hall Street offers a genuine City Centre experience in a fantastic location that will come with the "Signature Touch". The scheme is comprised of one and two bed apartments that are aimed at working professionals and visitors who genuinely will be able to harness the work / live benefits this project offers.

Users will also have the convenience of a 24-hour concierge service, offering round-the-clock security for both the residential and commercial spaces.

Various units on the upper floors have balconies that look out towards the River Mersey.

The apartments will have their own entrance separate to the commercial space.

Introduction

Whilst the 1 bed apartments are perfect for sole occupancy, providing a fully self-contained living space for one, the 2 beds are ideal for friends and associates who wish to share fabulously located accommodation, with all mod cons.

Introduction

The one bedroom serviced apartments come with all the essentials required by a modern city dweller. The developer anticipates these will be particularly popular with young professionals.

Features

- 1 Bedroom
- Spacious Bathroom
- Modern Fitted Kitchen
- Modern Styling
- Dedicated high speed broadband
- Excellent Value

Purchase Information

- Prices starting from £104,950
- 7% rental yield

Introduction

The two bed Residential apartments give that extra flexibility for multiple numbers to live and work together in the same area and are very popular. The developer anticipates these will be particularly popular with young professionals.

Features

- 2 Bedrooms
- Spacious Bathroom
- Modern Fitted Kitchen
- Modern Styling
- Dedicated High Speed broadband
- Excellent Value

Purchase Information

- Prices starting from £158,950
- 7% rental yield
60 Old Hall Street is situated in a prime spot, in the heart of Liverpool's Business and Commercial District. Surrounded by offices and colleges housing thousands of working professionals who live, work and study in and around the city. It is nestled amongst a hive of activity - two minutes from Moorfields Railway Station, within walking distance of the city's major attractions, including the River Mersey and Albert Docks, and a stone throw from leisure facilities and shopping outlets, such as Liverpool One.

Given that it is located in an area which is bustling by day, tenants can enjoy the quieter, relaxed vibe of the neighbourhood by night. The views from many of the apartments, several of them with their own private balconies, will be stunning. The front of the building faces directly out to the River Mersey and the rear views open out across Liverpool's vibrant city centre, all the way to St George's Hall. Tenants will have easy access to the Liverpool One shopping district as well as the city's museums, art galleries, the Albert Dock, and the waterfront.

Tenants will benefit from a brief, 7 minute walk to Liverpool Lime Street Station, where direct trains to London depart regularly.
**Investment Units**

**Available Units**

1 Bed Apartments
From £104,950
Rental yield 7%

2 Bed Apartments
From £158,950
Rental yield 7%

**Purchase Process**

**Introduction**

Our team of investment advisors are on-call to assist you in the purchase process, from the initial enquiry through to the completion of the investment unit purchase.

We are more than happy to show potential and interested investors around the site, where we can introduce them to the project’s developer and answer any queries that may arise during the process.

We are anticipating incredibly high demand for this project based on the success of the developer’s past schemes, so we advise any interested parties to get in touch with us as soon as possible to avoid disappointment.

We have a clear and transparent purchase process, our investment advisors are on-call to take you through each step of the way.

**Step-by-step Process**

1. Choose an investment unit to buy
2. Pay a £2,500 reservation fee and instruct solicitors
3. Transfer 25% of the funds on exchange
4. Transfer 75% of the funds on completion (balance minus reservation fee)
5. Investment process complete
Second Floor Plans

Third Floor Plans